

COMMITTEE AMENDMENT FORM

DATE: 03/28/07

COMMITTEE ZONING PAGE NUM. (S)

ORDINANCE I. D. #07-O-0151 SECTION (S)

RESOLUTION I. D. #07-R- PARA.

AMENDS THE LEGISLATION BY ADDING ONE (1) CONDITION A SITE PLAN
RECEIVED BY THE BUREAU OF PLANNING ON 12/12/06

AMENDMENT DONE BY COUNCIL STAFF 3/28/07

City Council
Atlanta, Georgia

07-O-0151

AN AMENDED ORDINANCE
BY: ZONING COMMITTEE

Z-06-141A
Date Filed: 12-12-06

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **1027 Baldwin Street, S.W.**, be changed from the R-5 (Two family Residential) District to RG-3-C (Residential General Sector 3-Conditional), to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lots 116 and 117 of the 14th District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffix "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

Conditions for Z-06-141A for 1027 Baldwin Street

1. Site plan, similar to the plan dated 12/11/06 titled "Harris Redevelopment Phase V" stamped received by the Bureau of Planning on 12/12/06.

RCS# 903
2/05/07
2:20 PM

Atlanta City Council

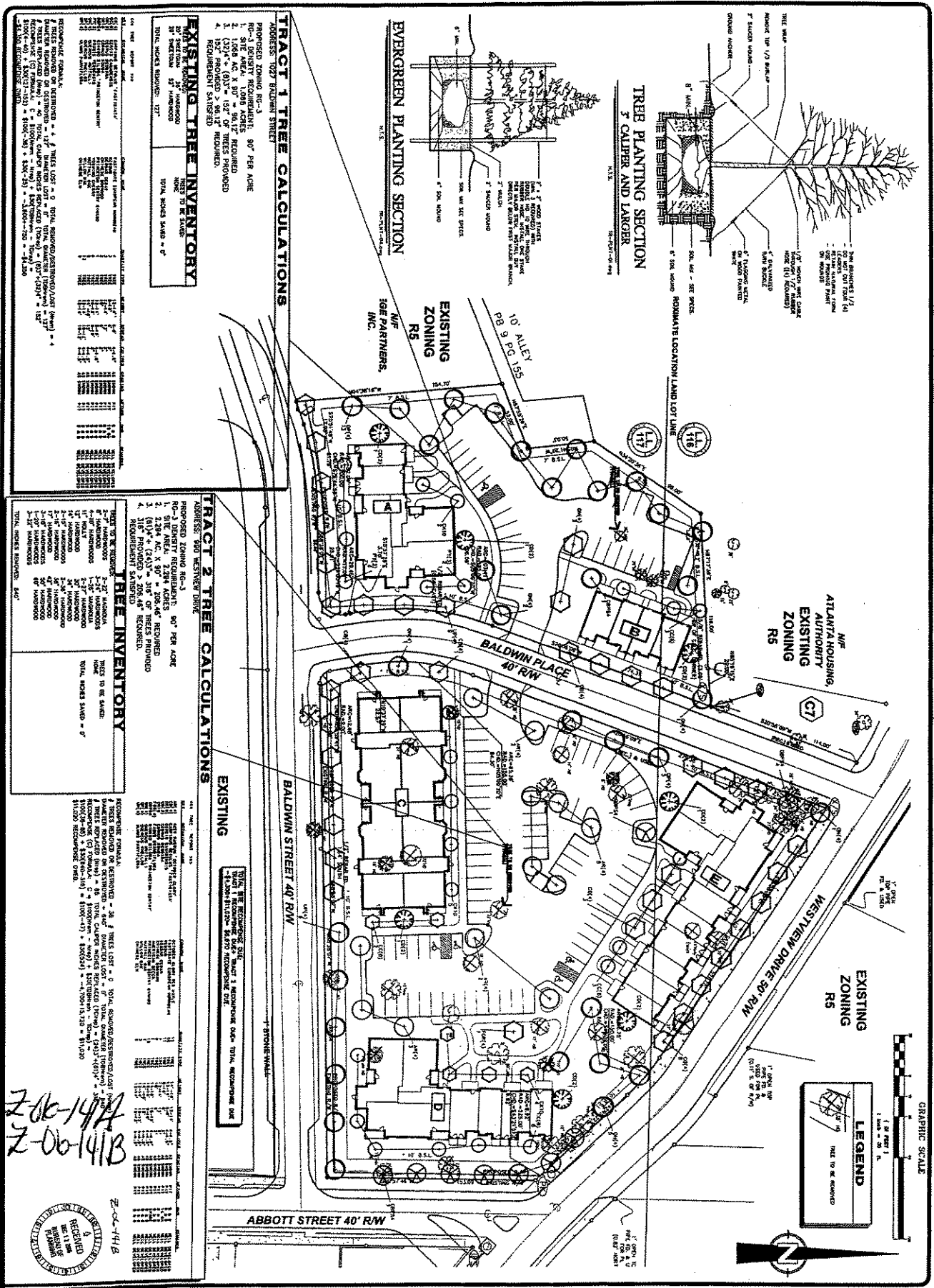
REGULAR SESSION

MULTIPLE 07-O-0143,0144,0145,0146,0147,0148,0149
07-O-0150,0151,0152
REFER ZRB/ZONE

YEAS: 14
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 1
EXCUSED: 1
ABSENT 0

Y Smith	Y Archibong	Y Moore	Y Mitchell
Y Hall	Y Fauver	Y Martin	Y Norwood
Y Young	Y Shook	Y Maddox	E Willis
Y Winslow	Y Muller	Y Sheperd	NV Borders

MULTIPLE



REZONING TREE PROTECTION AND REPLACEMENT PLAN

HARRIS REDEVELOPMENT PHASE V

LAND LOT 116 & 117, 14th DISTRICT, CITY OF ATLANTA, FULTON COUNTY, GEORGIA

Harris Redevelopment, LLC
301 Peachtree Avenue, Suite 1000
Atlanta, GA 30303
404-224-1200

Lancaster Associates, Inc.
Landscape Architecture & Planning
1100 Peachtree Avenue, Suite 1000
Atlanta, GA 30303
404-224-1200

DATE: 12-12-08

BY: [Signature]

SCALE: 1" = 20'

2

NO CHANGE IN TREE QUANTITY OR SPECIES

NO CHANGE IN TREE SIZE OR AGE

NO CHANGE IN TREE LOCATION

NO CHANGE IN TREE PROTECTION

1027 BALDWIN STREET - TRACT I

CURRENT ZONING	PROPOSED ZONING	NUMBER OF DWELLING UNITS	BUILDING HEIGHT	RESIDENTIAL FLOOR AREA	NET LAND AREA	GROSS LAND AREA	FLOOR AREA RATIO
R-5	RC-3	18	3 STORIES	23,115 S.F.	46,326 S.F. (1,066 AC.)	56,231 S.F.	0.42

LUI COMPARISON CHART

	F.A.R.	T.O.S.R.	U.O.S.R.	PARKING
REQUIRED	0.429	0.72	0.43	1.2/D.U.
PROPOSED	0.429	0.85	0.43	1.36/D.U.

ADJOINERS

N/A
SONYA D. TUCKER
1006 WESTVIEW DRIVE
DB 11718 PG 156
TAX ID:14-0117-0002-016-5

990 WESTVIEW DRIVE - TRACT III

CURRENT ZONING	R-5
PROPOSED ZONING	RD-3
NUMBER OF DWELLING UNITS	63
BUILDING HEIGHT	3 STORIES / 4 STORIES
RESIDENTIAL FLOOR AREA	82,885 S.F.
NET LAND AREA	99,934 S.F. (2.29 AC.)
GROSS LAND AREA	129,755 S.F.
FLOOR AREA RATIO:	

LUI COMPARISON CHART

F.A.R.	T.O.S.R.	U.O.S.R.	PARKING
REQUIRED 0.650	0.70	0.40	1.0/D.U.
PROPOSED 0.650	0.81	0.72	1.17/D.U.

**EXISTING
ZONING
R5**

**N/E
COLLEGE PARTNERS,
INC.**

N/E
ATLANTA HOUSE
AUTHORITY
EXISTING
ZONING
R5

**EXISTING
ZONING**

**EXISTING
ZONING
RG-3**

• PROPOSED BUILDING SETBACKS
EXISTING FRONT SETBACK - 40'
EXISTING 1/2 FRONT SETBACK - 20'
PROPOSED FRONT SETBACK - 10'
PROPOSED 1/2 FRONT SETBACK - 10'

**EXISTING
ZONING
RG-3**

CITY OF ATLANTA
CREDIT BOOK WITH PAGES AND
PULP FROM COUNTY TAX PARCELS
818071541-0001-2

22-06-1416
22-06-1417

RECEIVED
DEC 12 2006
BUREAU OF
PLANNING

1 inch = 25 ft.

ZONING PLAN

HARRIS REDEVELOPMENT PHASE V

LAND LOT 116 & 117, 140: DISTRICT, CITY OF ATLANTA, FULTON COUNTY, GEORGIA

Horris Roddevelopmest L.L.C
80 Piedmont Avenue, First floor
Atlanta, GA 30323
404-221-1888

HLancaster Associates, inc.
Engineering & Development Consultants
275 Industrial Boulevard
Ward Cove, GA 30087 (770) 436-2475



THIS DRAWING IS THE PROPERTY
OF THE ENGINEER AND MAY
NOT BE USED OR REPRODUCED
WITHOUT HIS WRITTEN PERMISSION

[illegible][illegible]

City Council
Atlanta, Georgia

07-0-0151

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BY: ZONING COMMITTEE

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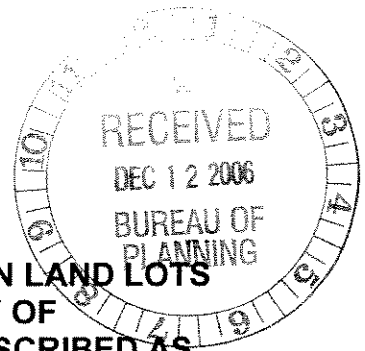
ALL THAT TRACT or parcel of land lying and being in Land Lots 116 and 117, 14th District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

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SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

Z-66-141A



LEGAL DESCRIPTION: TRACT I

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 116 & 117 OF THE 14TH DISTRICT OF FULTON COUNTY (CITY OF ATLANTA), GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF WESTVIEW DRIVE (50 FOOT TOTAL RIGHT OF WAY WIDTH) AND THE WESTERLY RIGHT OF WAY LINE OF BALDWIN PLACE (40 FOOT TOTAL RIGHT OF WAY WIDTH);

THENCE ALONG THE WESTERLY RIGHT OF WAY LINE OF BALDWIN PLACE, SOUTH 20 DEGREES 56 MINUTES 09 SECONDS WEST, 114.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE WESTERLY RIGHT OF WAY LINE OF BALDWIN PLACE, SOUTH 20 DEGREES 56 MINUTES 09 SECONDS WEST, 174.31 FEET TO A POINT;

THENCE CONTINUING ALONG THE WESTERLY RIGHT OF WAY LINE OF BALDWIN PLACE, AN ARC OF A CURVE TO THE LEFT A DISTANCE OF 107.41 FEET, (SAID CURVE HAVING A RADIUS OF 195.00 FEET AND A CHORD OF SOUTH 05 DEGREES 09 MINUTES 20 SECONDS WEST, 106.06 FEET) TO A POINT;

THENCE CONTINUING ALONG THE WESTERLY RIGHT OF WAY LINE OF BALDWIN PLACE, SOUTH 10 DEGREES 37 MINUTES 29 SECONDS EAST, 3.70 FEET TO A POINT;

THENCE CONTINUING ALONG THE WESTERLY RIGHT OF WAY LINE OF BALDWIN PLACE, AN ARC OF A CURVE TO THE RIGHT A DISTANCE OF 29.46 FEET, (SAID CURVE HAVING A RADIUS OF 17.00 FEET AND A CHORD OF SOUTH 39 DEGREES 00 MINUTES 19 SECONDS WEST, 25.91 FEET) TO THE NORTHERLY RIGHT OF WAY LINE OF BALDWIN STREET (40 FOOT TOTAL RIGHT OF WAY WIDTH);

THENCE ALONG THE NORTHERLY RIGHT OF WAY LINE OF BALDWIN STREET, SOUTH 88 DEGREES 38 MINUTES 07 SECONDS WEST, 64.44 FEET TO A POINT;

THENCE CONTINUING ALONG THE NORTHERLY RIGHT OF WAY LINE OF BALDWIN STREET, AN ARC OF A CURVE TO THE LEFT A DISTANCE OF 62.04 FEET, (SAID CURVE HAVING A RADIUS OF 200.00 FEET AND A CHORD OF SOUTH 79 DEGREES 44 MINUTES 58 SECONDS WEST, 61.79 FEET) TO A POINT;

THENCE CONTINUING ALONG THE NORTHERLY RIGHT OF WAY LINE OF
BALDWIN STREET, SOUTH 70 DEGREES 51 MINUTES 48 SECONDS WEST,
17.98 FEET TO A POINT;

THENCE LEAVING THE NORTHERLY RIGHT OF WAY LINE OF BALDWIN
STREET, NORTH 04 DEGREES 38 MINUTES 16 SECONDS WEST, 154.70
FEET TO A POINT;

THENCE NORTH 67 DEGREES 55 MINUTES 26 SECONDS EAST, 52.00
FEET TO A POINT;

THENCE NORTH 05 DEGREES 41 MINUTES 20 SECONDS WEST, 50.03
FEET TO A POINT;

THENCE NORTH 34 DEGREES 20 MINUTES 36 SECONDS EAST, 96.00
FEET TO A POINT;

THENCE NORTH 87 DEGREES 17 MINUTES 39 SECONDS EAST, 116.00
FEET TO A POINT;

THENCE NORTH 85 DEGREES 19 MINUTES 15 SECONDS EAST, 29.00
FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINING 1.0683 ACRES (46,536
SQUARE FEET).



2-06-141A